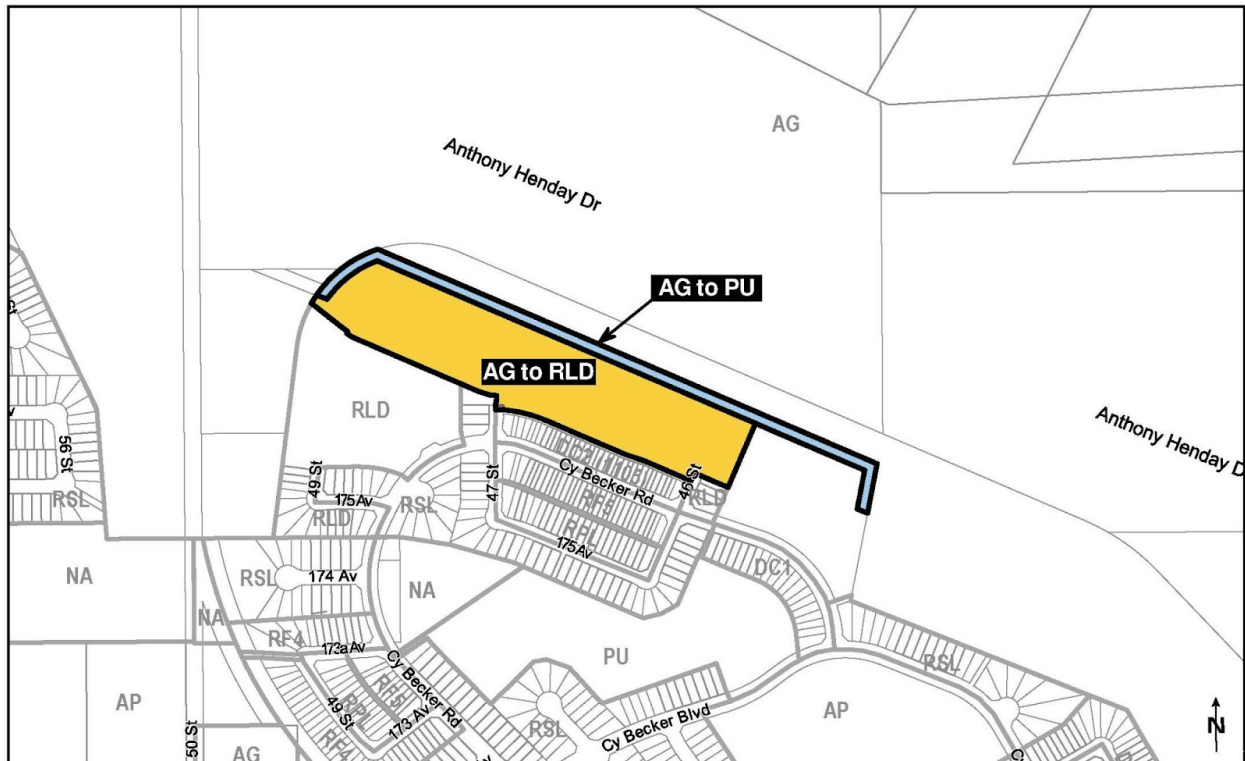




# ADMINISTRATION REPORT REZONING & PLAN AMENDMENT Cy Becker

## 17303 - 50 Street NW

To allow for low density residential uses and a pipeline corridor.



**Recommendation:** That Charter Bylaw 19804 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Low Density Residential Zone and (PU) Public Utility Zone and that Bylaw 19803 to amend the Cy Becker Neighbourhood Structure Plan be APPROVED.

Administration is in **SUPPORT** of this application because it:

- will provide a variety of low density housing types;
- allow for the sequential development of the neighbourhood; and
- is compatible with existing and planned land uses.

## Report Summary

This land use application was submitted by Keith Davies with Stantec Consulting on April 23, 2021. This application proposes to rezone the majority of the site to (RLD) Low Density Residential Zone to allow for the development of low density residential uses, in conformance with the Cy Becker Neighbourhood Structure Plan (NSP).

The application also proposes to rezone a one hectare linear strip to (PU) Public Utility Zone to accommodate a pipeline corridor along the northern boundary of the neighbourhood. An associated amendment to the Cy Becker NSP to update the maps and land use and population statistics accompanies the proposed rezoning.

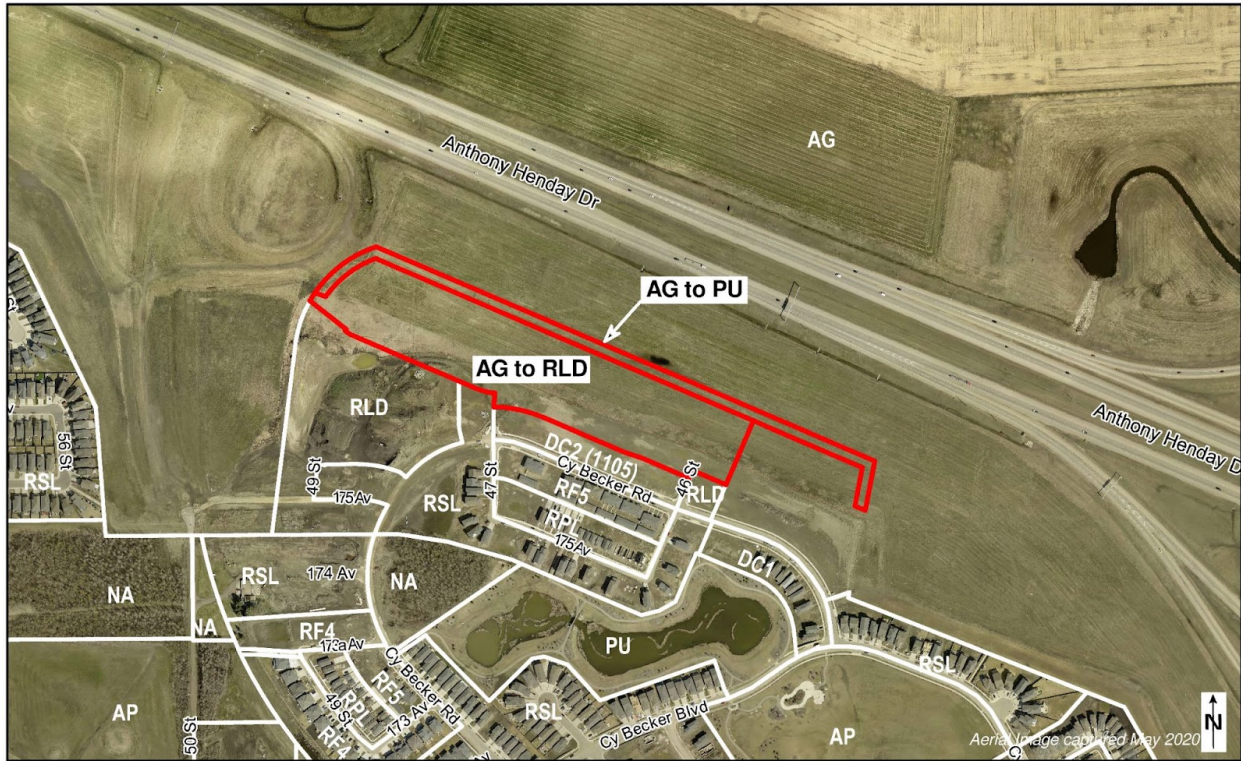
This proposal aligns with the applicable policies of *The City Plan* (MDP) by accommodating future growth for an additional 1.25 million population within Edmonton's existing boundaries.

## The Application

1. **BYLAW 19803** to amend the Cy Becker Neighbourhood Structure Plan (NSP) to allow for Public Utility uses.
2. **CHARTER BYLAW 19804** to amend the Zoning Bylaw to RLD and PU to allow for low density residential uses.

## Site and Surrounding Area

The rezoning area is approximately 5.76 ha in size and is located in the northern portion of the neighbourhood. The NSP amendment area is approximately 1.0 ha in size; and 15.0 m in width.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Vacant
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Anthony Henday Drive/Transportation Utility Corridor right-of-way
East	(AG) Agricultural Zone	Vacant
South	(RLD) Low Density Residential Zone (RSL) Residential Small Lot Zone (DC2) Site Specific Development Control Provision (DC1) Direct Development Control Provision	Vacant and developing residential lots (single family detached housing and site-specific row housing)
West	(AG) Agricultural Zone	Vacant

## Planning Analysis

The Pilot Sound Area Structure Plan (ASP) and Cy Becker NSP are in effect for the site. The proposed rezoning to RLD conforms to the Cy Becker NSP, which designates it for low density residential uses, and to the Residential designation in the Pilot Sound ASP.

In terms of development regulations, height and scale, the proposed RLD Zone is compatible with the land to the south of the site that is zoned RSL, RPL and DC2. The RLD Zone also allows for a greater variety of lot sizes and widths, which contributes to a more compact urban form and efficient utilization of land with respect to single detached residential built forms.

The portion of the site being rezoned to PU is intended to accommodate a pipeline that is being moved from the proposed road right-of-way to the north of the residential development. Details related to access and maintenance of the proposed public utility lot (PUL) will be confirmed at the subdivision stage.

This proposal is in the Northeast District Plan area and aligns with the applicable policies of *The City Plan* (MDP) by accommodating future growth for an additional 1.25 million population within Edmonton's existing boundaries. The application will allow for the development of low density residential dwelling types with flexible lot sizes and widths, including the opportunity for zero lot line development. If approved, the application will provide residential lots that will provide housing to support Edmonton's growing population and continue the sequential development of the neighbourhood.

### TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. All comments from affected City Departments and utility agencies have been addressed.

## Community Engagement

<b>ADVANCE NOTICE</b> May 17, 2021	<ul style="list-style-type: none"><li>● Number of recipients: 65</li><li>● Responses received: 2</li><li>● Both respondents requested clarification on the purpose of the application</li><li>● The File Planner responded by telephone and email and provided information related to the City of Edmonton web page link to the approved NSP, proposed RLD Zone, and the City Council Public Hearing calendar</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="http://edmonton.ca/cybecker">edmonton.ca/cybecker</a></li></ul>

## Conclusion

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Approved NSP Land Use and Population Statistics – Bylaw #19154
- 2 Proposed NSP Land Use and Population Statistics – Bylaw #19804
- 3 Approved NSP – Bylaw #19154
- 4 Proposed NSP – Bylaw #19803
- 5 Application Summary

## Cy Becker Neighbourhood Structure Plan Approved Land Use and Population Statistics Bylaw 19154

LAND USE	Area (ha)	% of GA
Gross Area	99.54	
Arterial Road Right-of-Way	3.67	
	Area (ha)	% of GDA
Gross Developable Area	95.87	100.0%
Commercial		
<i>Community Commercial</i>	4.07	4.2%
Parkland, Recreation, School, Municipal Reserve**	7.62	7.9%
<i>Urban Village Park</i>	5.00	5.22%
<i>Pocket Park</i>	1.08	1.13%
<i>Natural Area (Tree Stand)</i>	1.32	1.38%
<i>Greenway</i>	0.22	0.23%
Transportation	19.17	20.0%
<i>Circulation</i>	19.17	
Infrastructure / Servicing		
<i>Stormwater Management Facilities</i>	6.83	7.1%
<b>Total Non-Residential Area</b>	<b>37.69</b>	<b>35.07%</b>
<b>Net Residential Area (NRA)</b>	<b>58.18</b>	<b>60.68%</b>

### RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
<i>Single/Semi-Detached</i>	48.19	25	1,205	60%	2.80	3,373
<i>Row Housing</i>	1.89	45	85	4%	2.80	238
<i>Low-Rise/Medium Density Housing</i>	8.10	90	729	36%	1.80	1,312
<b>Total</b>	<b>58.18</b>		<b>2,019</b>	<b>100%</b>		<b>4,924</b>

### SUSTAINABILITY MEASURES

Population Density (ppnrha):		85
Unit Density (upnrha)		35
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing		60% 40%
Population (%) within 500 m of Parkland		100%
Population (%) within 400 m of Transit Service		100%
Population (%) within 600 m of Commercial Service		69%
Presence / Loss of Natural Area Features	Land	Water
Protected as Environmental Reserve (ha)	n/a	n/a
Conserved as Naturalized Municipal Reserve (ha)	1.32	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

### STUDENT GENERATION STATISTICS

<b>Public School Board</b>	<b>383</b>
Elementary	192
Junior High	96
Senior High	96
<b>Separate School Board</b>	<b>192</b>
Elementary	96
Junior High	48
Senior High	48
<b>Total Student Population</b>	<b>575</b>

\* Portion of Zaychuk Road has been designated as Community Commercial, Low-Rise/Medium Density Housing and Park Land Use

Area of Existing Facility-Greenhouse (1.74 ha) has been designated Low-Rise/Medium Density Housing Land Use

\*\*Areas dedicated to Municipal Reserve to be confirmed by legal survey.



## Cy Becker Neighbourhood Structure Plan Proposed Land Use and Population Statistics Bylaw 19803

LAND USE	Area (ha)	% of GA	
Gross Area	99.54		
Arterial Road Right-of-Way	3.67		
Public Utility (Pipeline Right-of-Way)	1.00		
	Area (ha)	% of GDA	
Gross Developable Area	94.87	100.0%	
Commercial			
<i>Community Commercial</i>	4.07	4.3%	
Parkland, Recreation, School, Municipal Reserve**	7.62	8.0%	<u>% of MR</u>
<i>Urban Village Park</i>	5.00	5.27%	
<i>Pocket Park</i>	1.08	1.14%	
<i>Natural Area (Tree Stand)</i>	1.32	1.39%	
<i>Greenway</i>	0.22	0.23%	
Transportation			
<i>Circulation</i>	19.17	20.2%	
Infrastructure / Servicing			
<i>Stormwater Management Facilities</i>	6.83	7.2%	
<b>Total Non-Residential Area</b>	<b>37.69</b>	<b>39.73%</b>	
<b>Net Residential Area (NRA)</b>	<b>57.18</b>	<b>60.27%</b>	

### RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
<i>Single/Semi-Detached</i>	47.49	25	1,187	60%	2.80	3,324
<i>Row Housing</i>	1.89	45	85	4%	2.80	238
<i>Low-Rise/Medium Density Housing</i>	7.80	90	702	36%	1.80	1,264
<b>Total</b>	<b>57.18</b>		<b>1,974</b>	<b>100%</b>		<b>4,826</b>

### SUSTAINABILITY MEASURES

Population Density (ppnrha):		84
Unit Density (upnrha)		35
Single/Semi-Detached // Rowhousing, Low Rise/Medium Density Housing		60% 40%
Population (%) within 500 m of Parkland		100%
Population (%) within 400 m of Transit Service		100%
Population (%) within 600 m of Commercial Service		69%
<b>Presence / Loss of Natural Area Features</b>	<b>Land</b>	<b>Water</b>
Protected as Environmental Reserve (ha)	n/a	n/a
Conserved as Naturalized Municipal Reserve (ha)	1.32	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

### STUDENT GENERATION STATISTICS

<b>Public School Board</b>	<b>379</b>
Elementary	190
Junior High	95
Senior High	95
<b>Separate School Board</b>	<b>190</b>
Elementary	95
Junior High	47
Senior High	47
<b>Total Student Population</b>	<b>569</b>

\* Portion of Zaychuk Road has been designated as Community Commercial, Low-Rise/Medium Density Housing and Park Land Use

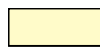











Area of Existing Facility-Greenhouse (1.74 ha) has been designated Low-Rise/Medium Density Housing Land Use

\*\*Areas dedicated to Municipal Reserve to be confirmed by legal survey.



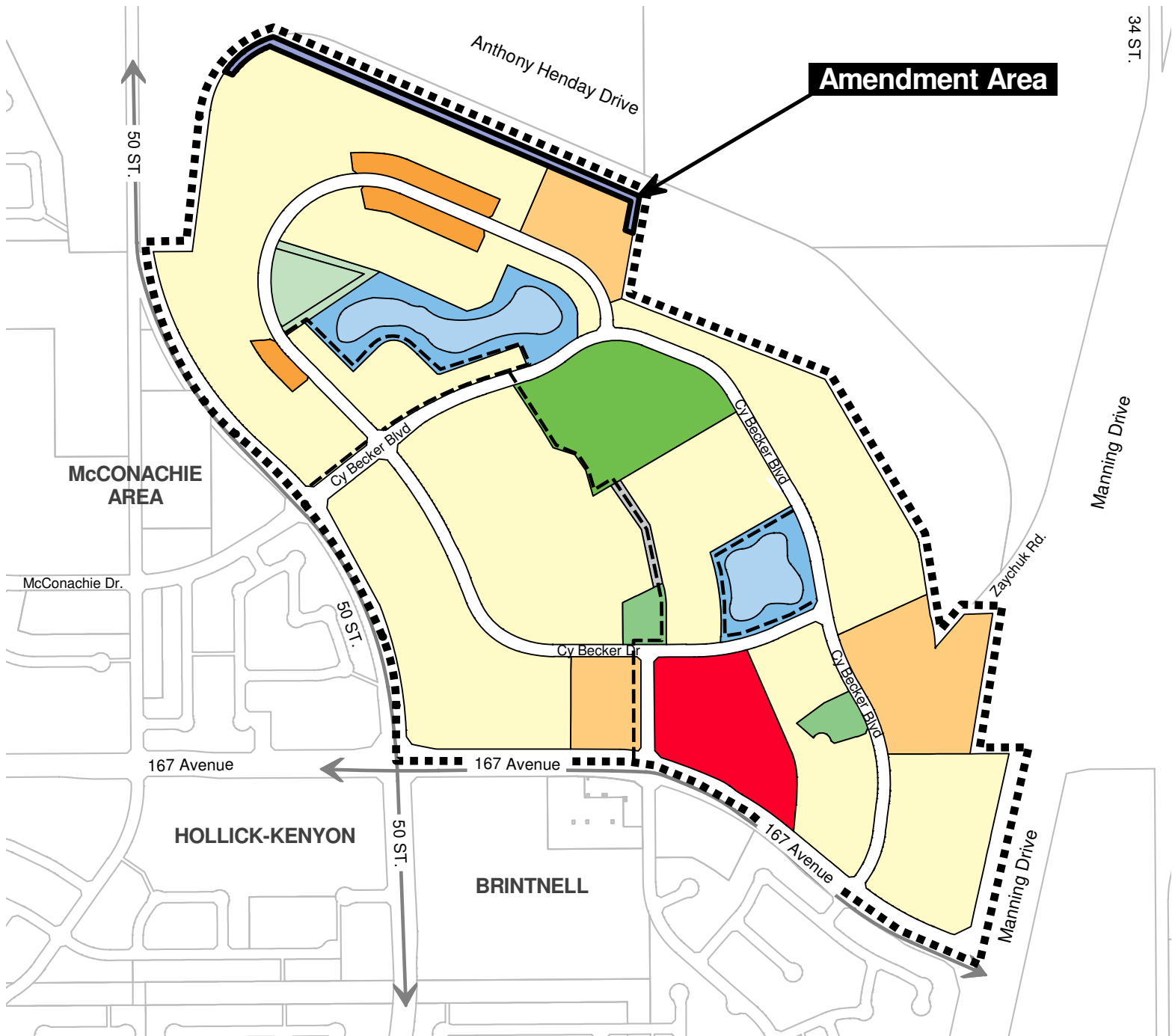
**BYLAW 15747  
APPROVED  
CY BECKER**  
Neighbourhood Structure Plan  
(as amended)



- |   |                            |   |                                |
|---|----------------------------|---|--------------------------------|
|  | Low Density Residential    |  | Natural Area with 10m Buffer   |
|  | Medium Density Residential |  | Stormwater Management Facility |
|  | Row Housing                |  | Greenway                       |
|  | Community Commercial       |  | Shared-Use Path                |
|  | Urban Villiage Park        |  | Arterial Roadway               |
|  | Park                       |  | Boundary of N.S.P.             |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



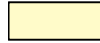















**Amendment Area**

**BYLAW 19803  
AMENDMENT TO  
CY BECKER**

Neighbourhood Structure Plan  
(as amended)



- |   |                            |   |                                |
|---|----------------------------|---|--------------------------------|
|  | Low Density Residential    |  | Natural Area with 10m Buffer   |
|  | Medium Density Residential |  | Stormwater Management Facility |
|  | Row Housing                |  | Greenway                       |
|  | Community Commercial       |  | Shared-Use Path                |
|  | Urban Villiage Park        |  | Arterial Roadway               |
|  | Park                       |  | Boundary of N.S.P.             |
|  | Public Utility             |  | Amendment Area                 |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	NSP Amendment Rezoning
Bylaw:	19803
Charter Bylaw:	19804
Location:	South of Anthony Henday Drive and east of 50 Street NW
Address:	17303 - 50 Street NW
Legal Description:	Portion of Lot 1, Block 1, Plan 0220944
Site Area:	NSP: 1.0 ha Rezoning: 5.76 ha
Neighbourhood:	Cy Becker
Notified Community Organizations:	Horse Hill Community League (1995) Association Area Council No. 17 Area Council Clareview and District Area Council Area Council
Applicant:	Keith Davies, Stantec

### PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(RLD) Low Density Residential Zone (PU) Public Utility Zone
Plans in Effect:	Pilot Sound Area Structure Plan Cy Becker Neighbourhood Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination